

City of Fort Lauderdale, Florida Neighborhood Development Criteria Revisions



Project Summary

The City of Fort Lauderdale is made up of a variety of residential neighborhoods, most of which were developed under zoning code requirements established during the mid-twentieth century. Many of the neighborhoods developed, without maximizing the generous building envelope that still exists today, resulting in a development pattern of relatively low-scale single and multifamily buildings.

More recently a majority of these neighborhoods have experienced significant redevelopment pressure due to increased demand for housing, including a change in the type and size of housing. As a result of this demand, changes are occurring to the existing pattern of development.

In response to these changes, the city has embarked on a project that will evaluate the regulations that address mass and scale in residentially-zoned areas. The process will include active public participation to collect information and to better understand the community's most pressing issues.

Project objectives:

- Review previously identified issues and determine potential new issues resulting from neighborhood redevelopment.
- Provide opportunities for the community to work together to create a vision for future redevelopment patterns.
- Propose recommendations to modify the City's Unified Land Development Regulations (ULDR) to carry out community's vision.
- Update the ULDR based on findings.

For more information contact:

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Project Phases

The study consists of these two phases:

Phase 1.0

ULDR Modifications Plan

In this phase, existing conditions, background materials and regulations are reviewed. Meetings will be conducted with City-staff, the City Commission, and the public to accomplish the project objectives. The consultant will develop recommended modifications to the ULDR that identify and incorporate the goals and intents established during the public outreach process, and subsequently, analyze the benefits/implications of any recommended changes.

Phase 2.0

Develop a Strategy

In this phase, we will produce the actual tools that will implement the ULDR Modifications Plan. We anticipate that this will include code revisions that are supplemented with tables, charts and illustrations to demonstrate their intent and to facilitate interpretation.

Project Area

The project applies to those residential areas that are highlighted in gray.

